

### Legacy at Lincoln Park

**Public Private Partnership**

- Formerly Public Housing Rental
- Civic Association and RHE looked for a more compatible use with surrounding neighborhood
- Public mission for mix of incomes including workforce housing
- Transit oriented, smart growth development



### Legacy at Lincoln Park

**Homeownership**

- 18 Low Income – less than 60% of median
- 22 Moderate – 60 to 120% of median
- 20 Market -Rate



### Legacy at Lincoln Park

**Financing Tools:**

- Eagle Bank Loan used public land value as collateral
- 18 units - Low Income Homeownership – MPDU program and Section 8 Homeownership
- 22 units - Workforce Housing – subsidized from revenue of market rate homes
- 20 units - Market Rate Housing



### Legacy at Lincoln Park

**Buyers:**


\$30,000 to \$ 40,000	3
\$40,000 to \$50,000	7
\$50,000 to \$60,000	7
\$60,000 to \$70,000	10
\$70,000 to \$80,000	5
\$80,000 to \$90,000	4
\$90,000 to \$100,000	4
\$100,000 to \$110,000	4
\$110,000 to \$120,000	2
\$120,000 and above	2



### Legacy at Lincoln Park

**Household Sizes:**

• 1 Person	17
• 2 Persons	13
• 3 Persons	12
• 4 Persons	6



### Legacy at Lincoln Par6k

**Green Features:**

- Energy Star Appliances
- Smart Growth / Transit Oriented Development
- Oversized SWM to handle neighborhood flow
- Neighborhood green spaces transferred to City for ownership and maintenance
- Tree Preservation



Community Workforce Housing Innovation Pilot Program  
**CWHIP Program: A Model for Replication**

Urban Land Institute  
 Tenetiger Center for Workforce Housing

*CWHIP Program: A Model for Replication*  
 Overview of the Program

**CWHIP Program**

- **Need for Workforce Housing**  
 "recent rapid increases in the median purchase price of a home and the cost of rental housing have far outstripped the increases in median income in the state, preventing essential services personnel from living in the communities where they serve and thereby creating the need for innovative solutions for the provision of housing opportunities for essential services personnel."
- **Purpose of Program**  
 "provide affordable rental and homeownership community workforce housing for essential service personnel affected by the high cost of housing, using regulatory incentives and state and local funds to promote local public private partnerships and leverage government and private resources."

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*CWHIP Program: A Model for Replication*  
 Overview of the Program

**Definitions**

- **Workforce Housing**  
 Persons or families whose total annual household income does not exceed 140 percent of the area median income." In areas of critical state concern, such as the Keys, workforce housing is expanded to cover up to 150 percent of the area median income.
- **Essential Service Personnel**  
 Each county and eligible municipality defined "essential services personnel" based on the occupations and professions in their individual community.

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*CWHIP Program: A Model for Replication*  
 Achieving Workforce Housing

**Accomplishments**

- Committed **\$112 million** in 2006 and 2007
- Provided **\$5 million** low-interest or forgivable loans
- Leveraged over **\$400 million** in construction
- Supported affordable housing in **24 developments**
- Funded **2,000 units** of workforce housing

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 Achieving Workforce Housing

**Survey Results**

- **84%** forged new partnerships, leveraged funding, and were more innovative
- **76%** received additional financial and regulatory incentives from local government
- **84%** will replicate innovations in the future
- **96%** could not complete their project as proposed without CWHIP funding

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 Achieving Workforce Housing

**Objectives**

- Increased affordable housing opportunities for Florida's workforce
- Provided a variety of housing options across the State
- Encouraged the formation of new public-private partnerships
- Developed community-wide support for workforce housing
- Motivated local government to provide regulatory relief and financial incentives

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*Achieving Workforce Housing*

**Objectives (cont.)**

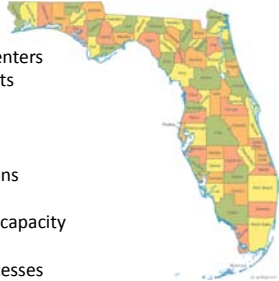
- Leveraged state and local funds with public and private resources
- Maximized the affordability of workforce housing
- Directed funds to “essential service personnel” and middle-income households
- Targeted priority areas while distributing funds throughout the State
- Promoted new innovations in the land use, financing and design of workforce housing

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*Best Practices in Workforce Housing*

**Land Use Strategies**

- variety of housing types
- housing near employment centers
- transit-oriented developments
- reduced site requirements
- mixed land uses
- live/work designations
- permit fees waivers/reductions
- Increased density
- reservation of infrastructure capacity
- expedited review
- consolidated permitting processes




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**Finance Strategies**

- employer-assisted housing
- tax-increment financing
- land donation
- in-kind services
- low or no interest loans
- land trusts
- expedited reviews
- fee waivers
- linkage fees
- credit and homebuyer counseling
- down payment and closing cost assistance



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**Innovative Strategies**

- green building
- universal design
- modular construction
- hurricane resistant
- social services
- user amenities



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**CWHIP Program: A Model for Replication**  
*Lessons Learned & Guidelines*

**Program Administration**

- Simplify and streamline the application process
- Develop a fair and equitable grading system
- Prioritize funding to address the targeted locally defined needs of your community
- Score projects based on their capacity, ability, and readiness to proceed

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**Program Design**

- Include new stakeholders
- Encourage public-private partnerships
- Require regulatory incentives for workforce housing
- Leverage public and private sector financial resources
- Support innovative land uses
- Promote new building techniques and design of workforce housing

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